

134.0

0003

0006.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
969,700 / 969,700
969,700 / 969,700
969,700 / 969,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
104		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: D'AMOUR ALEXANDER NICHOLAS	
Owner 2: COLLINS MELISSA ANNE	
Owner 3:	
Street 1: 104 CHURCHILL AVE	
Street 2:	

Twn/City: ARLINGTON

StProv: MA	Cntry	Own Occ: Y
Postal: 02476	Type:	

PREVIOUS OWNER

Owner 1: HERRERA MIGUEL -	
Owner 2: FREYMAN MONIKA -	
Street 1: 9670 ARMSTRONG RD	
Twn/City: CANADA	
StProv:	Cntry
Postal: V2P 6H4	

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1950, having primarily Wood Shingle Exterior and 1782 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	90.	1.00	10									540,000						540,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										86301
										GIS Ref
										GIS Ref
										Insp Date
										05/19/18
										!10452!



USER DEFINED

Prior Id # 1:	86301
Prior Id # 2:	
Prior Id # 3:	
Date:	12/23/2021
Time:	10:43:48
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date:	12/10/2020
Time:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date:	12/18/2019
Time:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date:	1/3/2019
Time:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date:	12/20/2017
Time:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date:	1/3/2017
Time:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date:	1/4/2016
Time:	
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HERRERA MIGUEL,	74445-351	1	4/10/2020		1,120,000	No	No		
BUSH RAY JENNIE	49427-335		5/10/2007		628,000	No	No		
BUSH RAY JENNIE	31138-376		2/15/2000	Convenience		No	No		
JONES JEREMY	25779-233		10/31/1995		286,000	No	No	Y	

TAX DISTRICT

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/21/2001	160	New Wind	3,800	C				4 WINDOWS-1 DOOR
8/31/1999	607	Alterati	78,000					REMODEL

PAT ACCT.

Date	Result	By	Name
5/19/2018	MEAS&NOTICE	HS	Hanne S
12/3/2008	MLS	MM	Mary M
11/8/2008	Meas/Inspect	355	PATRIOT
7/22/2007	MLS	HC	Helen Chinal
11/5/1999	Meas/Inspect	256	PATRIOT
7/18/1992		KT	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

EXTERIOR INFORMATION

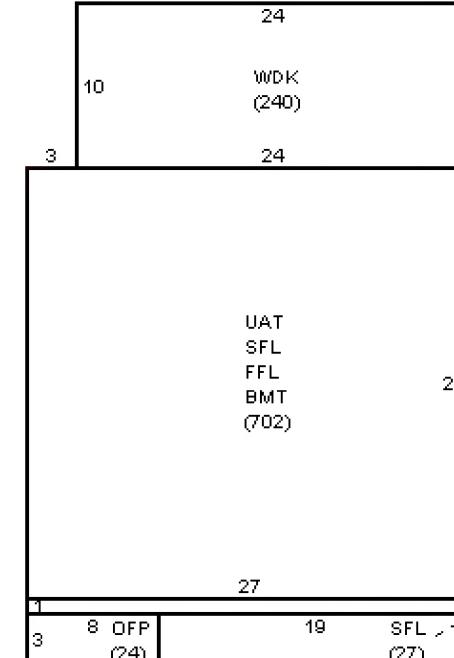
Type:	05 - Garrison	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREY	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

Comments:

SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1950
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

BATH FEATURES**OTHER FEATURES**

Kits:	1	Rating: Very Good
A Kits:		Rating:
Fpl:	1	Rating: Good
WSFlue:		Rating:

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 6	BRS: 3	Baths: 1 HB: 1

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
1	6
3	

RES BREAKDOWN**DEPRECIATION**